Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Fox Deck
LOCATION:	3400 W Lake Sammamish Pkwy SE
FILE NUMBERS:	20-121814-LO
PROPONENT:	Pauline Fox

DESCRIPTION OF PROPOSAL:

Modification a Type-F stream buffer and structure setback to construct a 449 square-foot residential deck addition and installation of 449 square feet of native mitigation planting.

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

DATE ISSUED: 5/27/2021

APPEAL DATE: 6/10/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

Issued By: *Heidi Bedwell, Planning Manager* **for** **Date:** May 27, 2021
Elizabeth Stead, Environmental Coordinator
Development Services Department

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Fox Deck**
Proposal Address:	**3400 W Lake Sammamish Pkwy SE**
Proposal Description:	Critical Areas Land Use Permit to modify a Type-F stream buffer and structure setback to construct a 449 square-foot residential deck addition. The proposal is supported by a Critical Areas Report and includes 449 square feet of native mitigation planting.
File Number:	**20-121814-LO**
Applicant:	**Pauline Fox**
Decisions Included:	**Process II**
Planner:	**David Wong**, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** *Heidi Bedwell, Planning Manager* Elizabeth Stead, Environmental Coordinator Development Services Department
Department Decision:	**Approval with Conditions** *Heidi Bedwell, Planning Manager* Elizabeth Stead, Land Use Director Development Services Department

Application Date:	November 12, 2020
Notice of Application Publication Date:	December 31, 2020
Decision Publication Date:	May 27, 2020
Appeal Deadline:	June 10, 2020

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

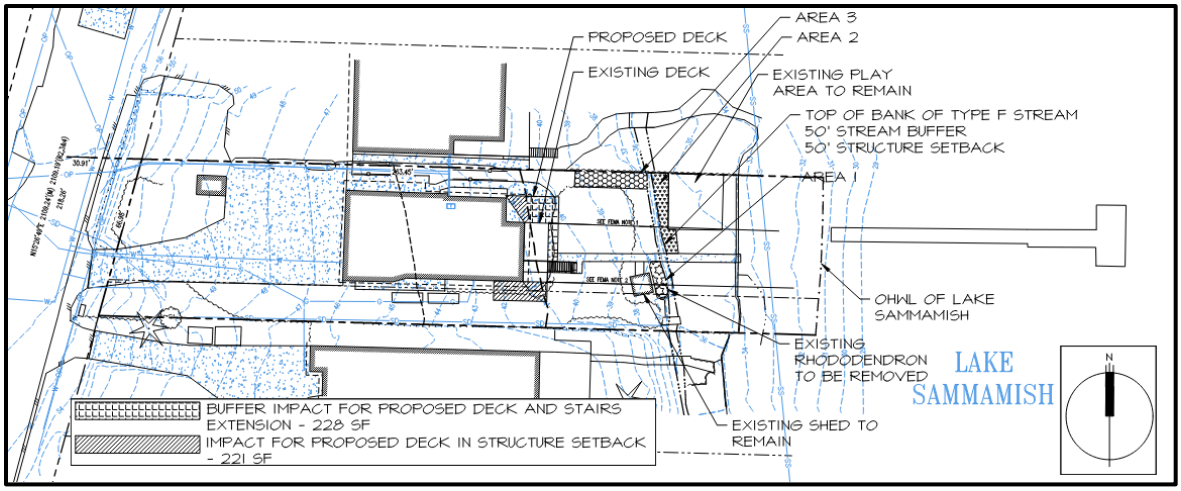
Attachments

1. Site Plan
2. Mitigation Plan
3. Critical Areas Report – Altmann & Oliver (in file)

I. Request & Review Process

The applicant has requested a Critical Areas Land Use Permit approval to construct a 449 square-foot deck extension and stairs on the east side of the existing single-family residence. Proposed activities would be located within the code required 50-foot Type-F stream critical area buffer and structure setback. The proposed minimum buffer is approximately 36.5 feet. The proposal includes approximately 449 square feet of buffer mitigation planting within the buffer to improve degraded buffer conditions. See Figure 1 for proposed site conditions.

Figure 1



Proposals to permanently modify a stream buffer and stream structure setback require the approval of a Critical Areas Land Use Permit (CALUP) with Critical Areas Report (CAR) and are subject to the requirements of LUC 20.25H and 20.30P, including but not limited to those sections governing streams, Critical Areas Reports (CAR), and mitigation. No modification of the 100-year floodplain or areas within the shoreline vegetation conservation area (SVCA) are requested in this proposal.

II. Site Context & Description

A. Site Context

The site is made up of two parcels (1949700060 and 1949700055) with a combined area of 18,785 square feet. Existing improvements include a single-family residence, a driveway, a rear 2-level deck, two (2) sheds, one (1) carport, and a playscape. The site has street frontage to the west along W Lake Sammamish Pkwy SE. A branch of Vasa creek (Type-F stream) flows north to south bisecting the property between the house and Lake Sammamish, and the 100-year floodplain associated with Lake Sammamish also occupies a portion of the east side of the property. The existing single-family residence, decks, and exterior stairs are located within the stream buffer and stream structure setback. Large portions of the stream, floodplain, and associated buffers contain degraded critical areas conditions covered by permanent improvements

associated with the single-family residence, which include non-native vegetation, ornamental shrubs, and invasive species. The site soils have been identified as Everett gravelly sandy loam (EvC) according mapping provided by the Natural Resources Conservation Service (NRCS). See Figure 2 below for the current site conditions**.**

Figure 2

B. Zoning & Subarea

The property is zoned R-5 (Single-Family Residential) and is located within the Newcastle subarea of the City's Comprehensive Plan. See Figure 3 for zoning map and Figure 4 for subarea information.

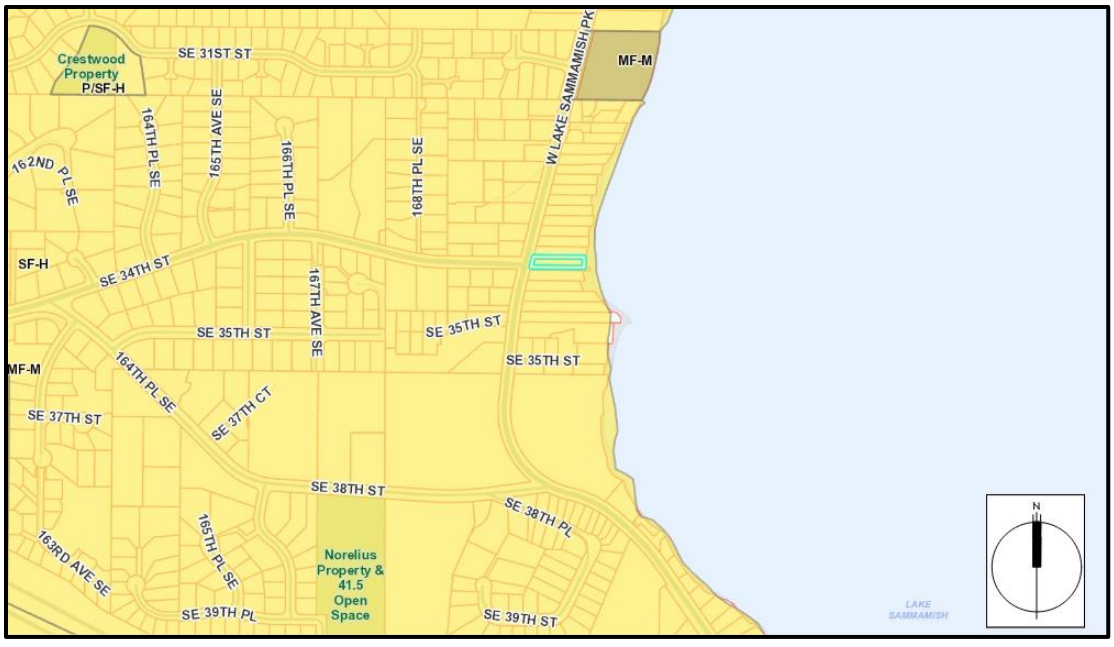
Figure 3

Figure 4

C. Land Use Context

The site has a Comprehensive Plan designation of SF-H, or Single-Family High Density. The site is adjacent to residential uses to the north, south, and west. See Figure 5 for Comprehensive Plan designation.

Figure 5



D. Critical Areas Functions and Values

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near-term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

ii. Floodplains

The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding of occurs when either runoff exceeds the capacity of rivers and streams to convey water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge and channel degradation (Dunne and Leopold 1978; Booth and Jackson 1997; Konrad 2000). Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

iii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located within the R-5 zoning district. Review of the proposal found that applicable dimensional requirements for side yard setbacks, lot coverage, impervious surface, and hardscape are in compliance with the standards and limitations of LUC 20.20.010. All zoning dimensional standards will be confirmed during review of the

required building permit. The City is currently reviewing an application for boundary line adjustment (COB 20-122720-LW) to combine the two lots that make up the site, and approval of the boundary line adjustment will be required prior to issuance of any development permit. See Section X for Conditions of Approval related to boundary line adjustment completion.

B. Consistency with Land Use Code Critical Areas Performance Standards:

i. Stream Performance Standards – 20.25H.080

Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

1. **Lights shall be directed away from the stream.**
   No exterior lights were noted in this proposal. Per CAR recommendations (Attachment 3, pg. 6) all exterior lighting will be required to hooded, contain low-wattage bulbs, and provide only narrow angles of illumination directed away from the stream buffer. See Section X for Conditions of Approval related to exterior lighting.

2. **Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.**
   No increase in intensity or activity is proposed over the current residential use.

3. **Toxic runoff from new impervious area shall be routed away from the stream.**
   No toxic runoff is proposed to be discharged towards the stream.

4. **Treated water may be allowed to enter the stream critical area buffer.**
   The project does not increase impervious area of the site and no additional discharge beyond what presently occurs is anticipated.

5. **The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.**
   Dense planting at the outer potion of the stream buffer is not feasible due to the location of the existing of house, deck, and stairs, and without limiting access to recreational opportunities associated with the Lake Sammamish shoreline. The proposed mitigation planting will improve degraded conditions around the stream by increasing native species diversity and improving habitat potential, while still maintaining shoreline recreational opportunities and access to the existing pier.

6. **Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**
   No pesticide use is proposed to establish and maintain mitigation planting.

7. All applicable standards of Chapter 24.06 BCC, Storm and Surface Water Utility Code, are met.
Utilities Division review has determined all applicable standards have been met through this proposal.

C. Consistency with Critical Areas Report LUC 20.25.230.
The applicant supplied a complete critical areas report prepared by Altmann Oliver Associates, a qualified professional (Attachment 3). The report met the minimum requirements in LUC 20.25H.250.

IV. Public Notice and Comment

Application Date:	November 12, 2020
Public Notice (500 feet):	December 31, 2020
Minimum Comment Period:	January 14, 2021

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on December 31, 2021. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:
The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development. Due to the proximity of the on-site stream, floodplain, and to Lake Sammamish, clearing and grading work is restricted during the rainy season or October 1st through April 30th. See Section X for Conditions of Approval related to rainy season restrictions.

Utilities:
City of Bellevue Utilities staff has reviewed the proposed development for compliance with City of Bellevue Utilities codes and standards. Utilities staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

The applicant has provided a complete SEPA checklist supported by detailed analysis for review in demonstrating no significant adverse environmental impact. Staff has reviewed the checklist, analysis, and supporting documentation and has determined that, for the proposed action, environmental review indicates no probability of significant adverse

environmental impacts provided that applicable city codes and standards are implemented. Therefore, issuance of a Determination of Non-Significance pursuant to WAC 197-11-340 and Bellevue City Code (BCC) 22.02.034 is appropriate.

A. Earth and Water

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils off-site. Erosion control is regulated and will be reviewed in accordance with the requirements of BCC 23.76. See Section X for Conditions of Approval related to erosion control.

B. Plants

A mitigation plan is in included in the project plans, and will off-set native non-native vegetation removed under this proposal. The proposal has been designed to provide greater native species diversity than what currently exists. See Section X for Conditions of Approval related to mitigation plans.

C. Animals

The site contains a branch of Vasa Creek (Type-F stream), floodplain, and is adjacent to Lake Sammamish, all of which are vital to a number of fish, bird, and mammal species. The site is also located along the Pacific Flyway, a major north-south flyway for migratory birds. The proposal has been designed to improve on-site habitat conditions within the stream buffer that have been degraded through single-family development that has occurred in the past.

VII. Changes to Proposal as a Result of City Review

No significant changes were requested by City staff during the review of this proposal.

VIII. Decision Criteria

A. Critical Areas Report Decision Criteria - Proposals to Reduce Regulated Critical Area Buffer LUC 20.25H.255.

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

Finding: The proposal includes a mitigation plan that includes native planting within the stream buffer to the east of the existing single-family residence and proposed deck expansion. The CAR (Attachment 3) identifies and documents the degraded conditions

on-site, both in the area of where the proposed deck expansion and where the proposed mitigation planting will occur. With the installation of native vegetation, net improvement is expected, primarily through the improvements to the current habitat conditions and stormwater quality. See Section X for Conditions of Approval related to mitigation plans.

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

Finding: Much of the stream buffer, floodplain, and SVCA on-site is degraded due to the presence of single-family residential improvements (existing structure, driveway, lawn, etc.) and non-native vegetation. These areas have low levels of buffer functions identified and described in the CAR (Attachment 2). The mitigation planting plan was designed to improve degraded conditions immediately adjacent to the stream through increased biodiversity of native plant species. See Section X for Conditions of Approval related to mitigation plans.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

Finding: The proposed native planting plan will result in improved stormwater functions of filtration and speed flow through the natural drainage path to the stream buffer, floodplain, and Lake Sammamish. Overall stormwater quality is expected to be improved.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Finding: A five-year maintenance and monitoring plan has been included in the proposal. In addition to maintenance and monitoring activities, an assurance device associated with the maintenance and monitoring will be required as part of the Building Permit. See Section X for Conditions of Approval related to maintenance, monitoring, and surety requirements.

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: The modifications and performance standards included in the proposal are not detrimental to off-site critical areas and buffers and are expected to lead to improved buffer function for on-site and off-site stream critical areas, buffers, and Lake Sammamish. As noted in the Critical Areas Report the existing low level of functions provided by this site would continue without the buffer reduction and mitigation planting plan. The stream and buffer functions will be enhanced with the proposed actions.

6. The resulting development is compatible with other uses and development in the same land use district. (Ord. 5680, 6-26-06, § 3)

Finding: The proposal does not change the underlying zoning or existing land use. The proposed deck addition are all normal improvements associated with a single-family residence.

B. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant will be required to apply for a Building Permit after the approval of the Critical Areas Land Use Permit. See Section X for Conditions of Approval related to construction permit requirements.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal has been designed and located to minimize impacts to and improve critical area and buffer functions. The proposed deck addition is located within an area of existing development and within a buffer area of low buffer function due to existing degraded conditions caused by prior single-family development. Locating the development as proposed has the least impact on the stream and stream buffer. The design includes native mitigation planting of native species commonly found within stream and stream buffers, and those found in the near vicinity of the site.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: As discussed in Section III.B of this report, the proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The site is currently served by adequate public facilities and no additional need is anticipated with this proposal. No change in public facilities service is anticipated.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal includes a preliminary mitigation plan that provides native planting consistent with LUC 20.25H.210. The plan also contains a five-year maintenance and monitoring plan to ensure successful establishment of installed planting. See Section X for Conditions of Approval related to maintenance, monitoring, and mitigation.

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to construct a 449 square-foot deck expansion at 3400 W Lake Sammamish Pkwy SE as shown on the proposed plans (Attachment 1).

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code - BCC 23.76	Savina Uzunow, 425-452-7860
Utilities Code - BCC 24	Jeremy Rosenlund, 425-452-4855
Land Use Code - BCC 20	David Wong, 425-452-4828
Noise Code – BCC 9.18	David Wong. 425-452-4282

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Building Permit Required: Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. A Building Permit (with Clearing & Grading review) shall be required and approved. Plans consistent with those submitted as part of this permit application shall be included in the Building Permit application.

Authority: Land Use Code 20.30P.140
Reviewer: David Wong, Land Use

2. Boundary Line Adjustment: A boundary line adjustment shall be recorded with King County and approved by the City prior to issuance of a Building Permit.

Authority: Land Use Code 20.20.010
Reviewer: David Wong, Land Use

3. Shoreline Exemption: A Shoreline Exemption application shall be applied for and approved prior to issuance of a Building Permit. The scope of work proposed in the Shoreline Exemption shall be consistent with the work specified in this approval.

Authority: Land Use Code 20.25E.170
Reviewer: David Wong, Land Use

4. Exterior Lighting: All exterior lighting on the east side of the structure shall be hooded, of low wattage, emitted at a narrow angle, and directed away from the stream and stream buffer. Lighting details shall be included in the Building Permit application.

Authority: Land Use Code 20.25H.080
Reviewer: David Wong, Land Use

5. Mitigation Plan: A final mitigation plan in accordance with the conceptual mitigation (Attachment 2) plan provided under this application shall be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The plan shall document the total area of new critical area buffer planting and the plans shall be consistent with the guidance provided in the City's Critical Areas Handbook.

Authority: Land Use Code 20.25H.105.C.3
Reviewer: David Wong, Land Use

6. Maintenance and Monitoring: A maintenance and monitoring plan in conformance with the plan submitted under this application shall be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The mitigation plan shall be maintained and monitored for a minimum of five (5) years. Annual reporting shall be submitted at the end of each growing season or by December 1 for each of the five years this plan is applicable. All reporting shall be submitted by email to **dwong@bellevuewa.gov**. or by mail to:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

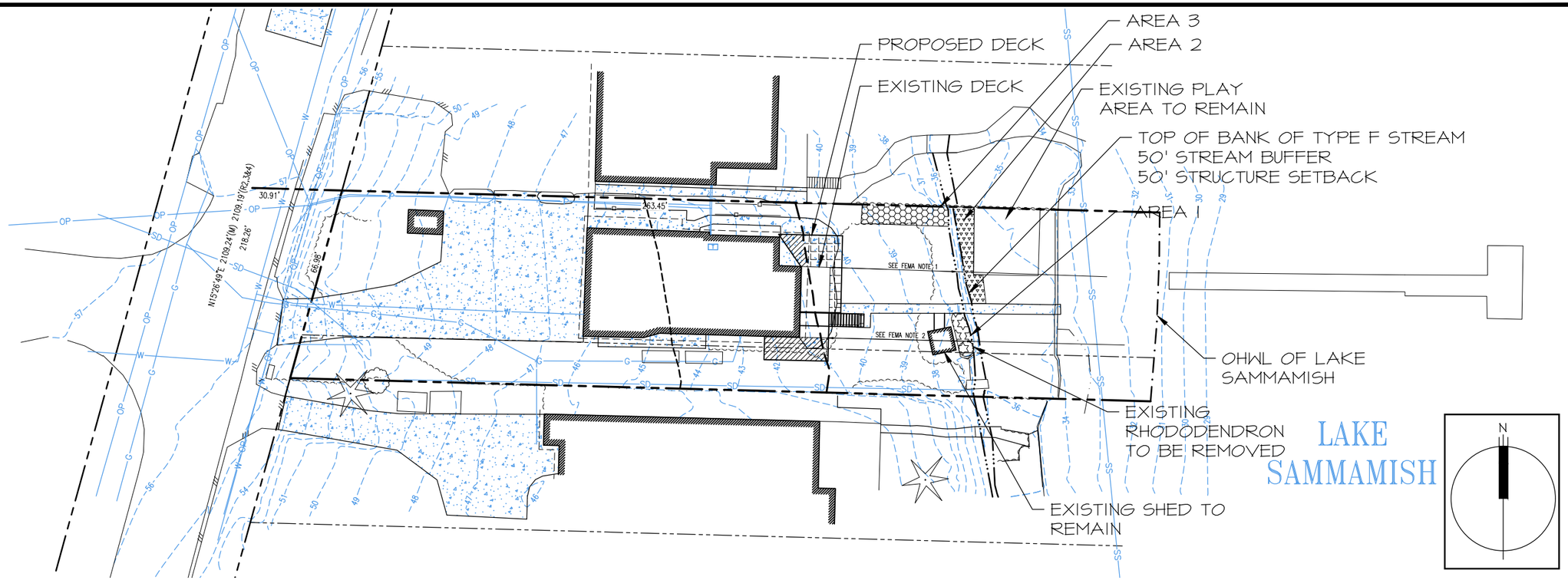
Authority: Land Use Code 20.25H.220.D, 20.25H.220.H
Reviewer: David Wong, Land Use

7. Maintenance and Monitoring Assurance Device: A financial surety is required to be submitted to ensure the mitigation planting successfully establishes. A maintenance assurance device that is equal to 100% of the cost of plants and installation, or 20% of the cost of a professional 5-year monitoring contract is required to be held for a period of five (5) years from the date of building permit issuance. A cost estimate is required to be provided with the building permit. The financial surety is required to be posted prior to Building Permit issuance. Release of the surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and the mitigation meets performance standards.

Authority: Land Use Code 20.25H.220.F
Reviewer: David Wong, Land Use

8. Rainy Season restrictions: Due to the proximity to a steep slope, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Clearing & Grading



PLAN LEGEND

- PROPERTY LINE
- OHWL OF LAKE SAMMAMISH
- TOP OF BANK OF TYPE F STREAM
- 50' STREAM BUFFER
- 50' STRUCTURE SETBACK
- BUFFER IMPACT FOR PROPOSED DECK AND STAIRS EXTENSION - 228 SF
- IMPACT FOR PROPOSED DECK IN STRUCTURE SETBACK - 221 SF
- CANDIDATE MITIGATION AREA 1 - 76 SF
- CANDIDATE MITIGATION AREA 2 - 176 SF
- CANDIDATE MITIGATION AREA 3 - 197 SF

GRAPHIC SCALE
(IN FEET)

0 20 40 60 80 120

SCALE: 1:40

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NOTES

1. BASE INFORMATION PROVIDED BY SALISH GEO, TACOMA, WA, WWW.SALISHGEO.COM.

PROJECT 6199
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SCALE AS NOTED
DATE 10-01-20
REVISED 02-17-21
1/3

FIGURE 1: IMPACTS & MITIGATION PLAN
STREAM BUFFER & SHORELINE MITIGATION PLAN
FOX PROPERTY
3400 W. LAKE SAMMAMISH PKWY SE
BELLEVUE, WA 98008
PARCEL 1949700060 & 1949700055

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4599

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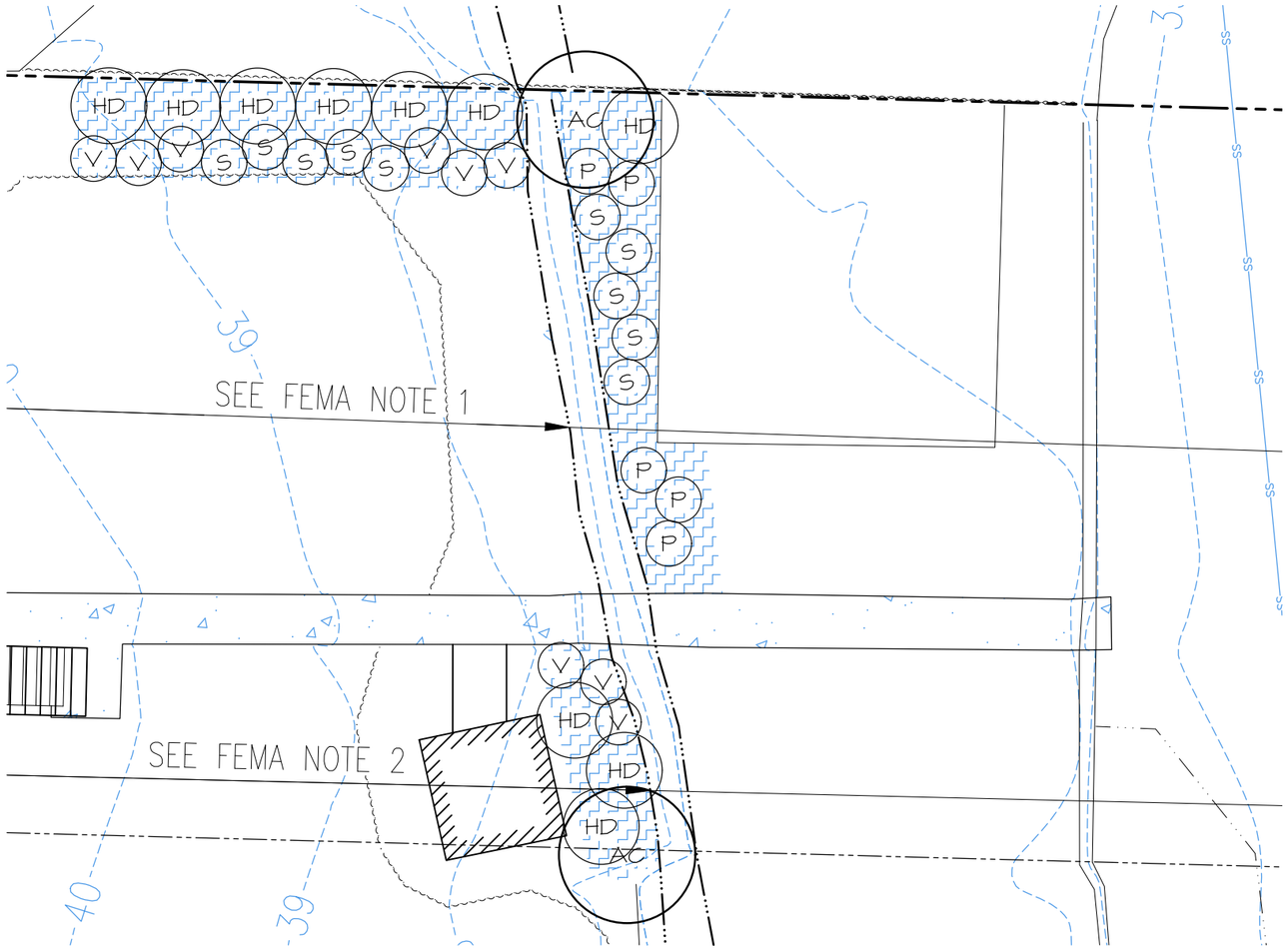

GRAPHIC SCALE
(IN FEET)

0 5 10 15 20 30

SCALE: 1:10

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PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	AS SHOWN	2	2 GAL.	MULTI-STEM (3 MIN.)

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	10	1 GAL.	MULTI-STEM (3 MIN.)
P	POTENTILLA PLUSTRIS	MARSH CINQUEFOIL	3' O.C.	5	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	10	1 GAL.	MULTI-STEM (3 MIN.)
V	VACINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	9	1 GAL.	FULL & BUSHY

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	18" O.C.	172	1 GAL.	FULL & BUSHY

NOTES

1. BASE INFORMATION PROVIDED BY SALISH GEO, TACOMA, WA, WWW.SALISHGEO.COM.

FIGURE 2: PLANTING PLAN
STREAM BUFFER & SHORELINE MITIGATION PLAN
FOX PROPERTY
3400 W. LAKE SAMMAMISH PKWY SE
BELLEVUE, WA 98008
PARCEL 1949700060 & 1949700055

PROJECT 6199
DRAWN SO
SCALE AS NOTED
DATE 10-01-20
REVISED 02-17-21
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Altmann Oliver Associates, LLC
AOA Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

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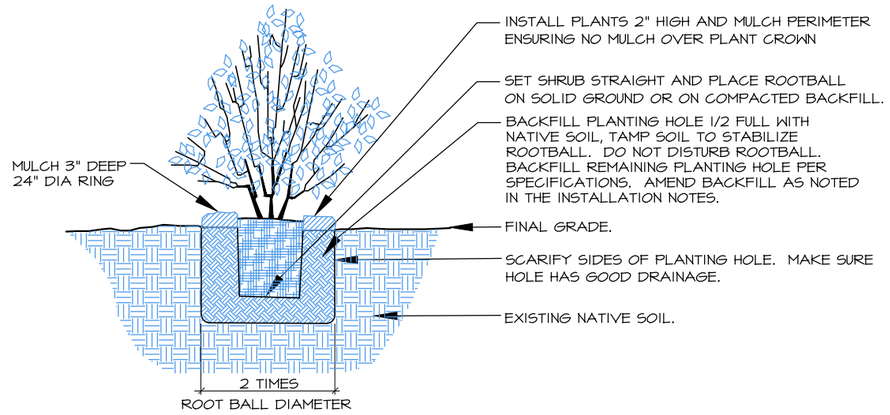
SPECIFICATIONS

1. PRIOR TO PLANTING, ALL INVASIVE NON-NATIVE SPECIES (TOPS AND ROOTS) SHALL BE HAND-REMOVED FROM THE BUFFER AREAS.
2. IF POSSIBLE, ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
3. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 2" WITH MEDIUM-COURSE BARK MULCH PLACED CONTINUOUSLY THROUGHOUT THE ENHANCEMENT AREAS.
4. ALL TREES SHALL BE 3' HT, 2 GALLON SIZE. ALL SHRUBS SHALL BE THE SIZE SPECIFIED ON THE PLANTING SCHEDULE.
5. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
6. WEED REMOVAL SHALL BE REVIEWED BY AOA PRIOR TO PLANTING.
7. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
8. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
9. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
10. ALL PLANTS SHALL BE WATERED VIA A TEMPORARY DRIP IRRIGATION SYSTEM. WATERING SHOULD OCCUR TWICE-WEEKLY JUNE 15-OCTOBER 31 THE FIRST YEAR AFTER PLANTING AND ONCE WEEKLY JULY 1-OCTOBER 1 THE SECOND YEAR AFTER PLANTING. FLOW SHOULD OCCUR AT A RATE OF 1/2" OF WATER DURING EACH WATERING EVENT, ENSURING COMPLETE SATURATION OF THE ROOT ZONE.
11. MAINTENANCE AND MONITORING SHALL BE PERFORMED UPON CONSTRUCTION COMPLETION FOR A PERIOD OF AT LEAST 5 YEARS (UNLESS EARLY SIGN-OFF IS GRANTED BY THE CITY).
12. PERFORMANCE STANDARDS INCLUDE: 1) FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST FIVE YEARS, THE OVERALL ENHANCEMENT AREA WILL CONTAIN AT LEAST 4 NATIVE PLANT SPECIES. FOLLOWING YEAR 1, THERE WILL BE 100% SURVIVAL RATE OF ALL PLANTED NATIVE SPECIES. FOLLOWING YEARS 2-5, THE SURVIVAL RATE FOR ALL PLANTED NATIVE SPECIES WILL BE AT LEAST 80%. 2) AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST FIVE YEARS, EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVER IN ALL PLANTED AREAS. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO; HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, PURPLE LOOSESTRIFE, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, PERIWINKLE, AND CREEPING NIGHTSHADE. 3) FOLLOWING YEAR 1, NATIVE WOODY COVER WILL BE 15%, FOLLOWING YEAR 2 20%, FOLLOWING YEAR 3 30% AND FOLLOWING YEAR 5 50%.
13. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.
14. AN AS-BUILT PLAN MUST BE SUBMITTED FOR CITY REVIEW AND ACCEPTANCE PRIOR TO PERFORMANCE BOND RELEASE AND COMMENCEMENT OF THE REQUIRED 5 YEAR MAINTENANCE AND MONITORING PERIOD.

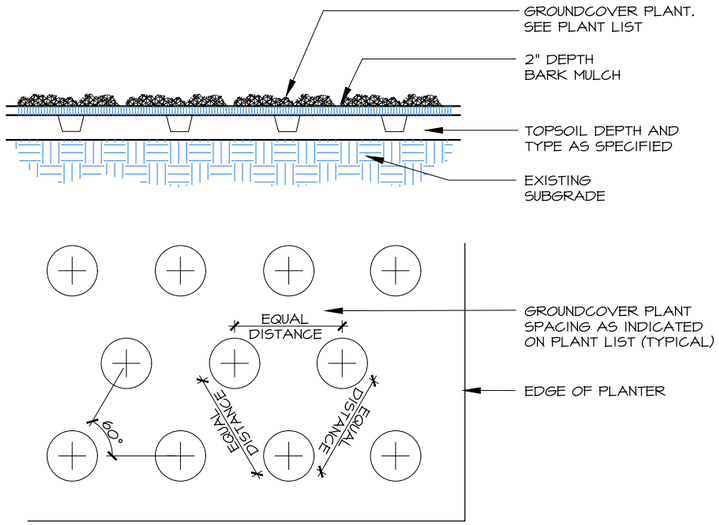
ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1	1	1	1	1	1	1	1	1	
GENERAL MAINT.	1	1	1	1	1	1	1	1	1	1	1	1
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.



1 CONTAINER TREE/SHRUB PLANTING (TYP.)
SCALE: NTS



2 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS

PROJECT 6199
DRAWN SO
SCALE AS NOTED
DATE 10-01-20
REVISED 02-17-21
3/3

FIGURE 3: SPECIFICATIONS & DETAILS
STREAM BUFFER & SHORELINE MITIGATION PLAN
FOX PROPERTY
3400 W. LAKE SAMMAMISH PKWY SE
BELLEVUE, WA 98008
PARCEL 1949700055 & 1949700060

Altmann Oliver Associates, LLC
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